



Town Board Regular Meeting
August 4, 2020 – 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

Minutes

Present:

Mayor Ronnie Currin
Commissioner Jacky Wilson
Commissioner Paul Vilga

Mayor Pro Tem Michelle Medley
Commissioner Sheilah Sutton
Commissioner April Sneed

Also Present:

Town Manager Kelly Arnold
Town Clerk Robin Peyton
Planning Director Danny Johnson
Police Chief Orlando Soto

Town Attorney Dave Neill
Finance Director Amy Stevens
Parks & Rec Director J. G. Ferguson
Community & Econ. Dev. Mgr. Mical McFarland

A. CALL TO ORDER

1. Pledge of Allegiance

Mayor Currin called the meeting to order at 7:00 p.m.

2. Invocation

Charlie Hatcher, Pastor of Neuse Baptist Church gave the invocation.

3. Introduction of New Police Department Employees Jose Luis Perez-Apodaca and Matthew Liggins

Police Chief Orlando Soto introduced new police officer Matthew Liggins. Officer Liggins is a 15-year veteran who comes to the Town of Rolesville from Wilson.

Police Chief Orlando Soto stated Officer Jose Luis Perez-Apodaca would be introduced during the Chief's police report at the end of the meeting.

4. Employee Recognition of Police Lieutenant Richard Haynes.

Police Chief Orlando Soto recognized Police Lieutenant Richard Haynes, present at the meeting, for having successfully completed the North Carolina State University Administrative Officers Management Program (AOMP).

5. Review of Agenda by the Board and Additions/Changes of Items of Business to the Agenda for Consideration.

Moved by Commissioner Wilson to approve the August 4, 2020 Town Board Regular meeting agenda as presented; seconded by Commissioners Sutton/Sneed. The motion carried by unanimous consent.

6. Public Invited to be Heard – *In addition, the Town Clerk will compile and read aloud all comments in the meeting that were received prior to its start. All comments will be made part of the permanent Official Record. To submit public comments prior to the meeting, complete a [Public Comment Submission Form](#).*

Curtis Roerick, 3624 Nether Ridge Road, Zebulon, NC

Mr. Roerick expressed concern over density on Rolesville Road. Roerick asked that the board allow the density that has already been approved to be completed and evaluated prior to approving additional dense development in the area.

Michelle Roerick, 3624 Nether Ridge Road, Zebulon, NC

Ms. Roerick expressed her opposition to Case: UDO TA20-01 citing concerns the 20-acres slated for future development in tandem with the proposed text amendment will be marked out of the Unified Development Ordinance and allow for townhomes to be built in the area as far as the eye can see.

Ron Aplin, 1125 Mackinaw Drive, Wake Forest, NC (Stonewater Subdivision)

Mr. Aplin stated he had sent an email and was present to follow up on his request that golf carts be allowed on town streets. Aplin used safe driving instruction for teens as an inducement to encourage support of his request.

Gayle Stallings, 1512 Rolesville Road, Wake Forest

Ms. Stallings was present to voice her opposition to Case: UDO TA20-01. Stallings stated she is not opposed to growth or the development, rather to the R-3 zoning and the density it will bring. Stallings said she does not believe it is congruous with the existing communities.

Matthew Jones, 3532 Nether Ridge Road, Zebulon, NC

Mr. Matthew Jones opposes Case: UDO TA20-01 stating Rolesville will become like Cary or Apex as traffic is already a problem in the area proposed for development especially given the Rolesville High School located there. Jones urged the Town to continue its efforts towards commercial development.

Lee Jones 3533 Nether Ridge Road, Zebulon, NC

Mr. Lee Jones expressed his opposition to Case: UDO TA20-01. Mr. Jones likened the proposed increase in density to a funnel and described his current experiences with traffic congestion.

The Town Clerk read the following online comments aloud in the order they were received:

Anthony & Kathleen Trabucco, 3500 Taviswood Way, Wake Forest, NC

We are against UDO Text Amendment TA20-R3 Zoning District with regard to the Fowler-Wheeler property. Thank you...

Denise Stevens, 345 German Shepherd Trail, Wake Forest, NC

I am begging you to please not allow this development continue. I fill (*sic*)that with the neighbor hoods that have been allowed already the town of Rolesville is not considering the effect it is going to have on our roads /like Rolesville Road, Mitchell Mill Rd or 401 going into Raleigh/ grocery stores, post office, gas stations, etc. If anything needs to be approved is sticking to the current plans for more commercial development and put a stop to the high density residential communities. Since I have lived her most of my life /52/ will you PLEASE take consideration from someone that has been here and seen positive changes and well as misinformed changes and the results from it. Just wait and see what damages are going to be done with the already approved developments. Address the issues we will be faced with and then if the roads and commercial business can handle more, so be it.

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Regina Hakes, 6300 Mitchell Mill Road, Zebulon, NC

This is regarding the proposed Fowler Wheeler property. My husband and I are 100% against any high density development. Almost 100% of all homes in this area are on a minimum of .5 acre lots and most are on larger tracts (we have 6 acres) to small farms. High density housing will not fit with the neighborhood nor can the infrastructure of Mitchell Mill or Rolesville Rd support the amount of added traffic from all the building going in in this corridor.

Thank you

Jane Zboray, 736 Strathwood Way, Rolesville, NC

The documents available online for the Proposed Revisions do not present the reason for removing the two access points from Prides Crossing. The terrain is not the same for both--one is at a rock outcrop but the other is not. Please explain this requested revision.

7. Town Board Liaison Reports

- Planning Board – Commissioner Medley reported on the short meeting held by the Planning Board. Medley touched on a discussion on the removal of a fee in lieu for The Preserve Subdivision if she recalled correctly. Medley also reported on the resignation of one member of the Planning Board who is moving to Wake Forest.
- Parks & Recreation Advisory Board – Commissioner Vilga reported that the PARAB met on August 22nd on the following:
 - Carlton Pointe greenway update.
 - OSAG gave a presentation of greenway priorities and RFP for greenway study.
 - Create a PARAB subcommittee for events and arts.
 - Review of Town Board's discussion of Cobblestone Economic Development agreement.
- Economic Development – Commissioner Sutton reported that she has been in communication with Community and Economic Development Manager Mical McFarland and Chamber Executive Director Rachel Morris despite not being able to meet in person this month. Sutton reported there are 93 brick and mortar businesses in Rolesville. 86 businesses in Rolesville received loans from PPP up to \$250K. Bearing in mind that the owner of the business could live in Rolesville but the business be located elsewhere.
- Public Safety – Commissioner Wilson reported that there will be a meeting next Monday night. The RRFD will be replacing a 22-year old truck. Additional bids are being solicited for the Fire Department study.

B. CONSENT AGENDA

Moved by Commissioner Wilson to approve the consent agenda as presented and consisting of the following:

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1. Minutes of the July 7th and June 21st Town Board Meetings.
2. Chandlers Ridge Development Order Approval.
3. ANX20-04 – Mitchell Mill Road Investors, LLC (Kalas Falls) Voluntary Annexation – Town Clerk Certify the Sufficiency of the Petition and Schedule the Public Hearing for September 1, 2020.

The motion was seconded by Commissioner Sutton and carried by unanimous vote.

C. ITEMS OF BUSINESS

1. Determination of Setting a Public Hearing for Unified Development Order Text Amendment 20-01 (UDO TA20-1), R-3 Zoning District – Add Single-Family Dwelling Units as a Permitted Use.

Commissioner Sutton voiced her concerns regarding the Planning Board not having received information from a discussion held by the Town Board on Case: UDO TA20-01 while meeting July 24th. Sutton recounted hearing there were multiple concerns expressed by some of the Planning Board members.

It was suggested that the Planning Board review the online recording of the Town Board meeting held July 24th and provide comments to be presented to the Town Board by the Planning Board Chair.

Moved by Commissioner Wilson to remand Case: UDO TA20-01 back to the Planning Board and request its review this meeting's public comments as well as the online recording of the Town Board meeting of July 24th. It was further requested the Planning Board give consideration and re-deliberate the case, after which the Planning Board Chair provide a report at the Town Board's next meeting. Commissioner Wilson's motion was seconded by Commissioner Medley.

Following a suggestion from Commissioner Vilga, Commissioner Wilson amended his motion and Mayor Pro Tem Medley her second to add that the Public Hearing on UDO TA20-01 be set for September 1, 2020. Amended motion carried by unanimous vote.

2. Discussion of Chamber of Commerce Request for Additional Funds.

Moved by Commissioner Sutton to approve an increase to 22K be awarded to the Rolesville Chamber of Commerce in substitution for the requested 30K. Commissioner Sutton further moved she be appointed the Town Board's liaison to the Chamber and that such language be included in the MOU. It was still further moved that the Chamber provide detailed program expenditures to show what benefits Rolesville, and additionally provide an annual audit to the Town. The motion was seconded by Commissioner Vilga.

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Commissioner Medley proposed awarding the Chamber the full 30K.

Commissioner Sneed stated her request to see more money earmarked for businesses prior to youth programs. Sneed alluded to a program that the Town of Rolesville Parks & Recreation Department had been formulating that is similar to one proposed by the Chamber. It was noted by the Town Manager that the proposed Parks & Recreation program had not risen to the level of the Town Manager and Town Board, therefore no definitive planning had been given it.

Commissioner Wilson stated his agreement with awarding the 30K after a requested amendment to the MOU that would earmark money to help businesses.

Commissioner Sutton stated the Chamber's focus needs to be 65% - 70% focused on businesses as that is what the Chamber is for.

Commissioner Vilga expressed support for the Leadership Rolesville program but asked, after a year of proven success, ask for more money. Vilga voiced his agreement that the Chamber needs to be more focused on businesses.

The board members expressed their desire to know which Chamber programs benefit businesses: Launch Rolesville, Ambassador, Business After Hours, Lunch and Learn, Expenditures,

Commissioner Sutton withdrew her motion and Commissioner Vilga his second.

Commissioner Wilson offered a substitute motion to send the current draft of the MOU back to the Chamber for further revision, directing any additional funds awarded be focused on helping businesses and directed removal of the Chamber Foundation from the MOU. The motion was seconded by Commissioner Medley. Motion carried by unanimous vote.

D. COMMUNICATIONS

1. Town Attorney

NONE

2. Town Manager

Town Manager Kelly Arnold provided the following report

- Arnold reviewed a letter received from Cobblestone regarding a virtual meeting being held for the public on August 11th.
- Arnold requested and the board agreed to set a meeting on August 25th at 6:00 p.m. to receive an update on the UDO and Comprehensive Plan and to talk about the downtown mixed-use proposed zoning in the Cobblestone property area.

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- Friday is the deadline to receive bids from consultants to conduct a needs study for the Fire Department. Four quotes/proposals have been received to date and a fifth is certain.
- Plans to re-review information on golf carts from October 2018 meeting. Information from current and previous discussion to be sent out to the board for review.

3. Town Staff

Community and Economic Development Manager Mical McFarland provided the following report:

- Five businesses received PPP loans ranging from 150K to 350K.
- NC Department of Commerce is offering job retention grants for businesses or non-profits (who did not participate in paycheck protection program) For more information or to apply contact: jrg@nccommerce.com. Applications close September 1st.
- Health and Safety program called Reopen Wake to help business owners help their employees use precaution as they progress through the stages of the COVID-19 environment.

Parks & Recreation Director J. G. Ferguson provided the following report:

- Rolesville sustained little damage (one limb in Olde Town and one tree in the park) during the recent hurricane.
- Town staff was ready and worked well together to plan ahead of the storm.
- First outdoor movie this Saturday. The Town is offering 21 social distancing pods described as 12' in diameter, spaced 6-12' apart and sufficient to accommodate a family of 6. Eighteen pods have been reserved thus far.
- The Parks & Recreation Department is in week 8 of week 9 of summer camp.
- Parks and greenways are open (playgrounds closed) and are seeing high usage.

Finance Officer Amy Stevens provided the following report:

- Monthly financial reports to begin in the August 18th meeting.

Planning Director Danny Johnson provided the following report:

- 20 new single-family and four townhome permits were issued for the month of July. Overall a total of 48 permits were issued in July.

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Police Chief Orlando Soto introduced Jose Luis Perez Apodaca who is new to law enforcement and comes to Rolesville from private policing with the Crabtree Valley Department. Officer Apodaca is a reservist with the United States Marine Corps.

Chief Soto reported on the following:

- The police building expansion has been put out for bids for construction beginning in September.
- The department is fully staffed pending filling the Evidence Specialist position currently posted.

E. ADJOURN

**Moved by Commissioner Wilson to adjourn; seconded by Commissioner Sutton.
Meeting adjourned at 9:27 p.m.**

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